



**Impressive traditional village freehouse located in a popular and sought after South Somerset Village. Main Bar and Dining Area (38+), Back Bar (22+), Skittle Alley, Commercial Catering Kitchen, Lovely Patio Terrace and Lained Beer Garden Areas (62), Customer Car Park for 16 vehicles and spacious 2 Double Bedroom (both Ensuite) Owner's Accommodation with Sitting Room, Kitchenette and an Occasional Third Bedroom/Office. Easy to manage business with low overheads within an extensively modernised and property, which much be viewed in order to be fully appreciated.**

**THE BELL INN  
11 CHURCH STREET, WINSHAM, CHARD, SOMERSET, TA20 4HU**

**FREEHOLD PRICE GUIDE: £355,000**

**REF: 4861**

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## THE PROPERTY

The Bell Inn is a traditional village freehouse, which is well presented throughout having been the subject of numerous projects to improve the property in the last 4 years to include the installation of solar PV's, a new kitchen extraction system, new cellar cooling fans and a new flat roof covering. This manageable and deceptively spacious public house briefly comprises:- Main Bar and Dining Area (38+), Back Bar (22+) Skittle Alley, well equipped Commercial Catering Kitchen, Spacious 2 Double Bedroom (both Ensuite) Owner's Apartment, with a large Sitting Room, a Kitchenette and an Occasional Third Bedroom/Office. Externally, the property benefits from a Patio Trade Terrace seating area to the side of the property with seating for around 40 customers, an enclosed lawned Beer Garden with seating for around 22 customers, a Garage and Storage Barn and a Customer Car Park with space for around 16 vehicles.



## SITUATION

The Bell is situated opposite the church and primary school in the main street of the vibrant, much favoured and award-winning village of Winsham. The village has won several awards for Village of the Year and best small village and nestles on the Somerset, Dorset and Devon borders, surrounded by glorious traditional countryside. This is the only pub in the village and is located approximately 4 miles from Chard and 6 miles from Axminster and Crewkerne. The UNESCO Jurassic Coastline, a World Heritage Site, with the lovely resorts of Lyme Regis, Charmouth and West Bay is within half an hour's drive.

## INTERNAL DETAILS

**Entrance Porch** with entrance door to the side of the property leads to:- **Main Bar and Dining Area** an attractive and well-presented traditional bar area, being an "L" shaped room with part carpeted and part tiled flooring, feature stone fireplace with inset wood burner, part wood panelled walls, feature lighting, range of freestanding wooden topped tables, upholstered chairs and bar stools comfortably seating 38 customers plus

additional standing room. Timber fronted and topped return **Bar Servery** with non-slip flooring, optics and display shelving, electronic cash register, and a double glass fronted bottle fridge. **Back Bar** again an attractive and well-presented room with natural slate flooring, part wood panelled walls, pool table area, darts oche areas, range of freestanding wooden tables and upholstered chairs comfortably seating 22 customers plus adequate standing room. double doors through to **Skittle Alley** a purpose equipped alley with ball return. Brick fronted and timber topped **Bar Servery** with back bar fittings, optics, tiled flooring, double glass fronted bottle fridge, glass washer and a stainless-steel sink unit. **Commercial Catering Kitchen** with tiled flooring, part stainless steel and part wipe clean clad walls, and fitted with a comprehensive range of commercial catering equipment to include: extractor system with stainless steel canopy and gas interlock system, 6-burner commercial gas range, stainless steel work surfaces with shelving below, twin table top deep fat fryer, 2 commercial microwave ovens, eye level grill, stainless steel deep bowl sink unit, stainless steel hand basin, commercial dishwasher, upright freezer, upright fridge/freezer and stainless steel racked shelving. **Ladies and Gents WC's. Beer Cellar** temperature controlled. **Dry Goods/Freezer Store** with 2 chest freezers an upright fridge/freezer, racked shelving, washing machine and tumble dryer.



## PRIVATE ACCOMMODATION

Arranged on the first floor is the spacious owner's accommodation which briefly comprises:- **Sitting Room** a generous sized room with twin aspect to the front, feature living flame gas fire with an ornate surround. **Kitchenette** fitted with a range of base and wall mounted kitchen units, tiled work surfaces and aspect to the rear. **Bedroom 1** a goodsized double room with aspect to the front, built in wardrobes and bedroom furniture, and an **EnSuite Bathroom. Bedroom 2** a double room with aspect to the rear, built in bedroom furniture and an **EnSuite Shower Room. Office/Occasional Bedroom 3** currently used as an office/storeroom and accessed internally from the



garage or externally across the private **Roof Terrace** with door leading from the landing in the accommodation.

### EXTERNAL DETAILS

To the side of the pub is a **Patio Terrace Area** with feature pergola and seating for around 40 customers. To the rear of the property is a fully enclosed **Beer Garden** mainly laid to lawn, with patio areas, providing seating for around 22 customers. **Garage and Storage Barn** with integral access from the pub and loft storage area over. **Customer Car Park** with space for around 16 vehicles.



### THE BUSINESS

The Bell is a traditional country village freehouse which enjoys a good local following, with regular year-round trade. The Bell also attracts trade from surrounding villages and towns, as well as tourists visiting and staying in the area. The property has undergone numerous projects to upgrade and improve during our client's 7 years of ownership, notably including the installation of solar PV's to provide electricity and hot water, the replacement of the flat roofs, the installation of an new kitchen extraction system and new cellar cooling. The Bell is home to various groups, societies and events including upto 8 winter skittles teams, an in-house summer skittle league with 9 teams, an in-house crib league, and a weekly quiz night. The pub offers good value homemade pub grub including a popular Sunday roast and is also a regular venue for various walking groups, exploring the Liberty Trail. The sale of the Bell Inn represents an excellent opportunity to purchase a well-regarded traditional village freehouse with good sized owner's accommodation and is undoubtedly a very special place to live and work and a formal viewing is essential in order to fully appreciate all that this high-quality business and property has to offer. The business is offered for sale due to retirement.

### TRADING INFORMATION

Accounts for the year ending 30<sup>th</sup> April 2023 show sales of £119,253 excluding VAT. Full detailed accounts can be made available following a formal viewing.



### OPENING HOURS

The Bell trades from 10.30am until 2.30pm and 6pm until close Tuesday to Saturday, 10.30am until 2.30pm and 7pm until close on Sunday. The pub is closed all day on Monday's.

### CURRENT STAFFING

The business is run by our client's daughter, as a single working proprietor with the assistance of 2 part time members of staff. Our client covers staff absences and holidays but is not hands on in the business on a day-to-day basis.

### POTENTIAL

Our client advises that there is potential to develop all aspects of the trade still further and for future growth in trade levels and maximising the available income streams. Without a doubt there are opportunities to increase the current trading hours and introduce all day opening, particularly during the busier summer months.



### EPC

D – 89.

### RATING

We are advised that the business is currently eligible for 100% small business rates relief.





### **SERVICES**

All mains services except mains gas are connected. LPG is used for cooking and heating.

### **PRICE & TENURE**

£355,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

### **VIEWINGS**

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

### **FINANCE**

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.



**Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.**